

FOR SALE



Shortheath Road, Erdington, B23 6LJ

2 Bedrooms, 1 Shower Room, Semi Detached Property

Offers In Region Of £240,000

MARTIN&CO



- SEMI DETACHED PROPERTY
- TWO BEDROOMS
- LOUNGE
- FITTED KITCHEN
- SHOWER ROOM
- PARKING TO REAR
- NO UPWARD CHAIN

Martin & Co are pleased to offer this semi detached property ideally situated in Erdington close to shops, schools, transport links and amenities. This property is approached via a front door to the front lounge. There is a fitted kitchen with units, shower room with three piece suite, cellar.

On the first floor are two good sized bedrooms.

This lovely home is offered with no upward chain.

LOUNGE 13' 8" x 11' 9" (4.17m x 3.58m)

FITTED KITCHEN 10' 9" x 7' 11" (3.28m x 2.41m)

SHOWER ROOM 6' 5" x 6' 5" (1.96m x 1.96m)

CELLAR 11' 9" x 8' 0" (3.58m x 2.44m)

LANDING

BEDROOM ONE 13' 1" x 11' 9" (3.99m x 3.58m)

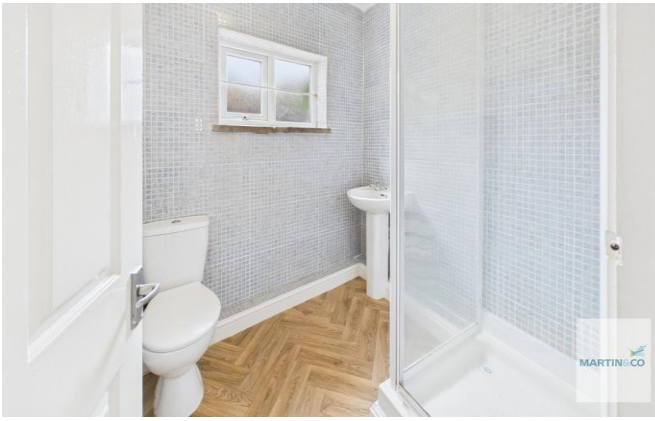
BEDROOM TWO 10' 7" x 7' 9" (3.23m x 2.36m)

REAR GARDEN

REAR PARKING (FIRST COME FIRST SERVED)

GENERAL INFORMATION GENERAL INFORMATION
COUNCIL TAX BAND - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.